



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, December 2, 2019 at 10:00am

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

A. 2019-2551 - *Sketch Plan* for Mount Pisgah Church

2600 Pisgah Church Road – 5.05 Acres

Existing Use – Church

Proposed Use – Expansion of the Existing Church

Kenny Marlow with Borum, Wade and Assoc.

3. Consent Agenda:

4. Business Agenda:

5. Discussion Items:

6. Adjournment

For more information, please contact: *Planning Department* (336) 373-2144 | [Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Tuesday, December 3, 2019 at 10:00am

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

10:00 – 10:45:

2019-2569 Sketch Plan Yanceyville Apartments

3305 Yanceyville Street – 5.88 acres

Existing use: single family home

Proposed use: multifamily – Two 3-buildings, each building has 48 units (96 units in total)

Contact: Jordan Young, Green Mountain Engineers

3. Consent Agenda:

4. Business Agenda:

A. 2019-1814 Duke Energy Substation Addition to 6107 Corporate Park Drive

6107 Corporate Drive – 24 acres

Existing use: industrial site

Proposed use: electrical substation – Proposed BUA 0.27 acres

Contact: Bonset America Corp/CPT Engineering and Surveying

B. Type 3 Modification for 2645 Lawndale Drive

2645 Lawndale Drive – 13.9 acres

Modification request: Use of non-masonry material to construct building facade

Request for modification from Section 2.B5 in the Land Development Ordinance: Building facades shall be constructed of masonry with brick and wood architectural design features. Rezoning adopted by City Council on August 11, 1997

Note: Please see attachments for more details.

Contact: Kim Phillips, Phillips Sekanick Architects

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website

Application for Type 3 Modification

Date of Application:	11.20.19	Date Received as Complete:	11/27/2019
Address for Which Modification is Requested:	2645 Lawndale Drive, Greensboro, NC 27408		
Site Zoning:	CD-CH		
Applicant Contact Information:			
Name:	Kim Phillips	Mailing Address:	142 East Market Street, Warren, OH 44481
Phone:	330.395.9518 ext. 108	Email Address:	kim@psaoh.com
From what standard or regulation is the modification requested? (Cite specific reference and wording in entirety)			
Section 2.B5: Building facades shall be constructed of masonry with brick and wood architectural design features. See also Exhibit A and Exhibit B Attached) This was a rezoning adopted by City Council on August 11, 1997.			
Explain the purpose of the standard or regulation which is proposed to be modified:			
The purpose of the standard is for buildings to be of masonry design.			
Explain proposed modification:			
The proposed modification is using non-masonry material in construction of the building facade.			
Explain how this proposed modification meets at least one of the following criteria:			
1. The proposed modification will result in equal or better performance than the standard that is being modified.			
The existing building design consists of a brick skirt w/ EIFS above, we are continuing the design for a seamless drive-thru addition. If a new building, we understand adhering to a set of predetermined design principles, but when creating an extension of an existing structure it seems detrimental to create a new aesthetic for just the addition. The usage of EIFS material will imitate the appearance of stucco masonry from the pedestrian scale and the public right-of-way which shall be in line with the intent of the zoning condition.			
2. The size, topography or existing development of the property or of adjoining areas prevents compliance with a standard.			
3. A federal, state or local law or regulation prevents compliance with the standard.			
Date of Planning Board Meeting:	Action Taken:		

Section 2. That the issuance of a Conditional Use Permit in accordance with the above-mentioned change in zoning classification is hereby authorized subject to the following use limitations and conditions:

Uses: All uses allowed in the SC zoning classification.

A. Road Dedication and Improvements:

- 1) A maximum of three (3) site access driveways shall be allowed on Lawndale Drive at locations approved by GDOT/NCDOT.
- 2) A maximum of one (1) site access driveway shall be allowed on Battleground Avenue at a location approved by GDOT/NCDOT.
- 3) The traffic signals necessary for appropriate traffic control as noted in items 1 and 2 shall be provided by the developer if approved by GDOT and NCDOT. The signals will be installed, subject to a warrant study, and the costs thereof will be borne by the Developer.
- 4) If required, Developer shall participate in the purchase cost of any right-of-way and shall thereafter provide one (1) northbound right-turn lane, with adequate storage and taper lengths, on Battleground Avenue at the driveway access.
- 5) If required, Developer shall donate right-of-way and provide one southbound right-turn lane, with adequate storage and taper lengths, on Lawndale Drive at the three driveways.
- 6) If required, Developer shall donate right-of-way and provide one northbound left-turn lane, with adequate storage and taper, on Lawndale Drive at all three (3) driveways.
- 7) Site driveway accesses on Lawndale Drive shall be constructed no less than 100 feet apart.
- 8) Internal circulation roadways connecting the three driveways on Lawndale Drive shall be no less than 100 feet from Lawndale Drive measured from the face of the curb on Lawndale Drive.
- 9) The driveway access at Battleground Avenue shall be constructed to public street standards as approved by GDOT/NCDOT.

- 10) The driveway accesses on Lawndale Drive shall be constructed to street-type standards as approved by GDOT/NCDOT.
- 11) Access shall be provided linking the parcels to the north and south with the subject parcel.
- 12) There will be no direct access from the outparcels to Lawndale Drive from any outparcel located on the westerly side of Lawndale Drive.
- 13) All of the above improvements and designs shall conform to GDOT and NCDOT design standards.
- 14) With respect to Developer's property, Developer will reserve a right-of-way at the southern end of the subject property for roadway purposes, the exact location of which and width shall be determined by and between Developer and GDOT within 30 days from the date of final rezoning, and the final decision as to the use of such right-of-way shall be determined by GDOT not later than 120 days from the date of final rezoning.
- 15) The three site driveway accesses on Lawndale Drive shall be located so that they are offset from public streets which intersect Lawndale Drive from the east.

B. Other:

- 1) The total building area, excluding outparcels, shall be no more than 260,000 square feet.
- 2) There shall be no more than two (2) outparcels.
- 3) There shall be no Bars and no Sexually Oriented Businesses (as those terms are defined defined in City of Greensboro Ordinance 30-2-2.7) located in this parcel.
- 4) There shall be one freestanding identification sign (not to exceed 200 square feet) per road frontage (Lawndale Drive and Battleground Avenue) and one freestanding identification sign for each outparcel. All other signage shall be wall mounted except for instructional signs.
- 5) Building facades shall be constructed of masonry with brick and wood architectural design features.
- 6) The maximum height of all buildings shall be 38 feet (1 story) with architectural harmony between the outparcel buildings and the main buildings.
- 7) Light fixtures along the perimeter of this site shall be designed so that the lighting shall be limited to the subject site.
- 8) Along the frontage of Lawndale Drive the average width of the street yard, the rate of shrub planting and minimum caliper of canopy trees shall be doubled (16', 34 per 100 and 4", respectively).
- 9) Developer will dedicate sufficient land for the purpose of establishing a walking trail/bike way on the subject property, the location of which shall be determined by Developer in cooperation with the City of Greensboro.

GENERAL NOTES

- A. WALL SIGNS SHOWN FOR REFERENCE ONLY. SIGN VENDOR RESPONSIBLE FOR ALL PERMITS & SUBMITTAL REQUIRED FOR SIGN APPROVAL. GC TO COORDINATE FINAL SIGN LOCATIONS W/ SIGN VENDOR & OWNER'S REP.
- B. OWNER'S SIGNAGE VENDOR SHALL SUPPLY AND INSTALL AWNING. GC SHALL SUPPLY AND INSTALL BLOCKING FOR AWNING.

Bakery-Cafe:

#4976

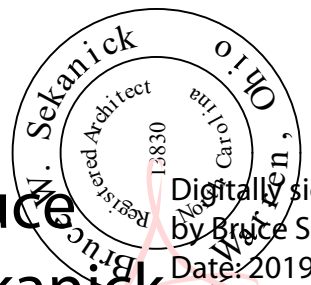
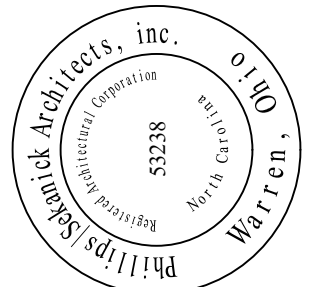
Project Team:



Phillips | Sekanick Architects, inc.
Architecture | Planning | Consulting

142 East Market Street . Warren . OH . 44481
[p] 330.395.9518
[f] 330.395.4296
[w] www.phillips-sekanick.com

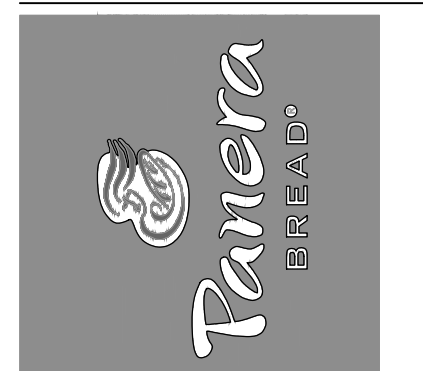
Professional Seal:



Digitally signed
By Bruce Sekanick
Date: 2019.10.04
14:50:48 -04'00'

Project Title:

Bakery Cafe #4976
DRIVE-THRU ADDITION
2645 LAWDALE DR.
GREENSBORO, NC 27408



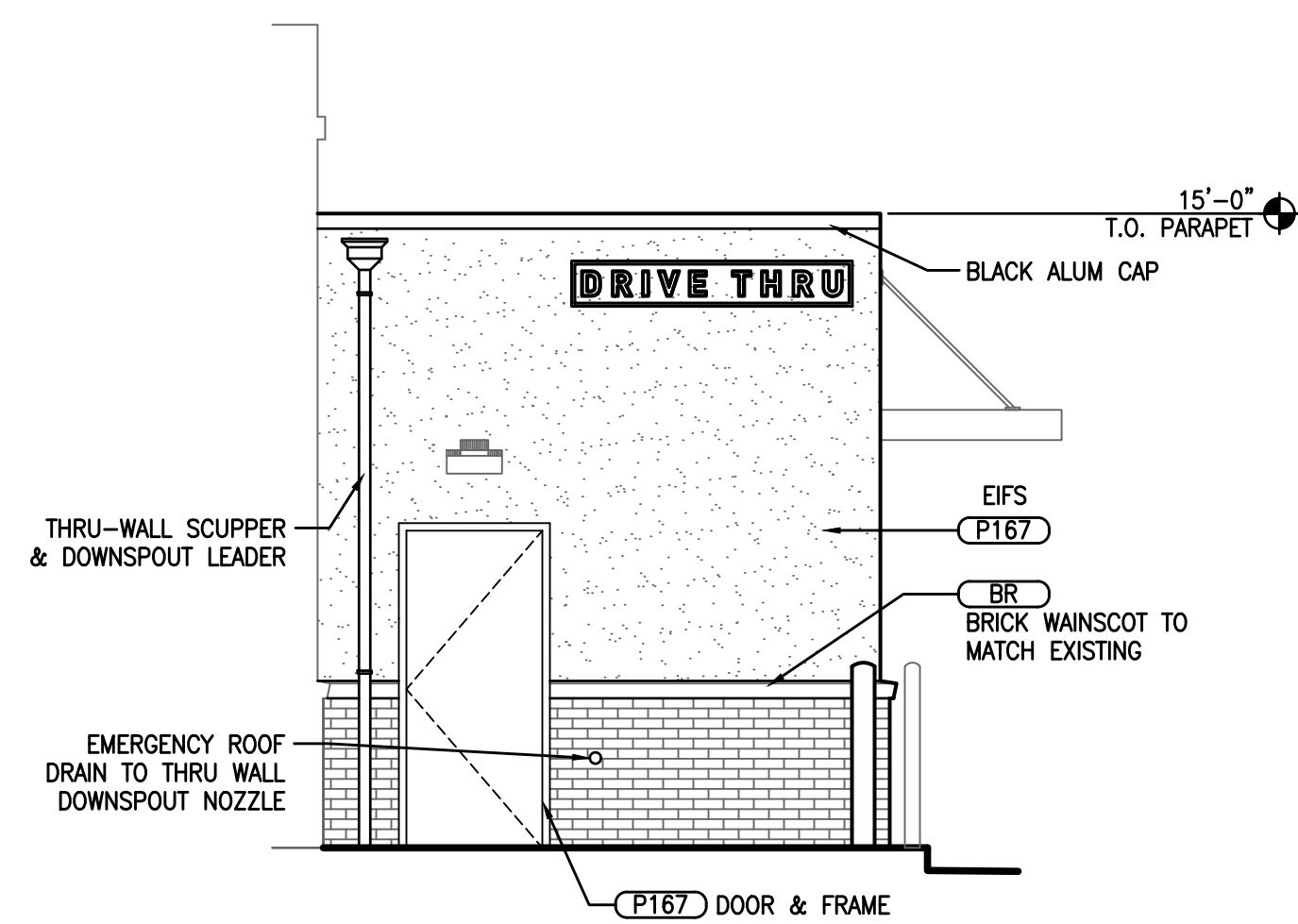
CONTRACTOR NOTES:
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO HAVE CONTRACT COMPLETE AND READY FOR OWNER PUNCH LIST WHICH SHALL BE GENERATED AND DISTRIBUTED TO GENERAL CONTRACTOR SEVEN (7) DAYS PRIOR TO THE DATE OF PROJECTED SUBSTANTIAL COMPLETION.
AT SUBSTANTIAL COMPLETION, PUNCH LIST SHALL BE 100% COMPLETE WITH ALL UNCONDITIONAL OCCUPANCY AND HEALTH APPROVALS RECEIVED AND READY FOR PUBLIC OCCUPANCY.

No.	Description	Date

EXTERIOR ELEVATIONS

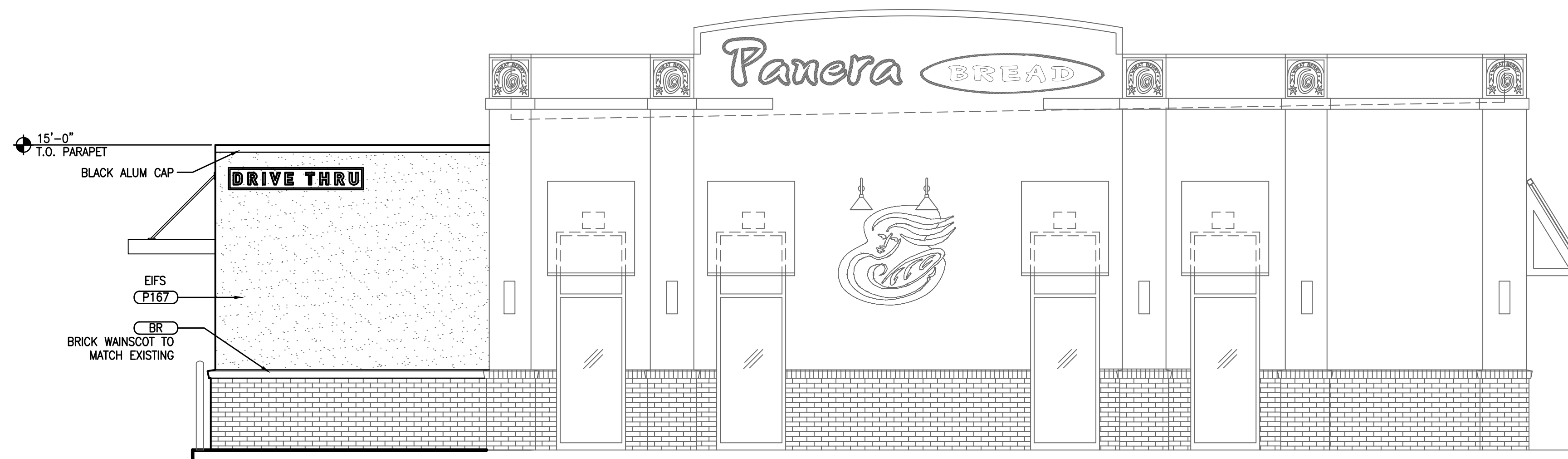
Project Number: 19-0105
Drawn By: MAB
Issue Date: 09.20.19

A201



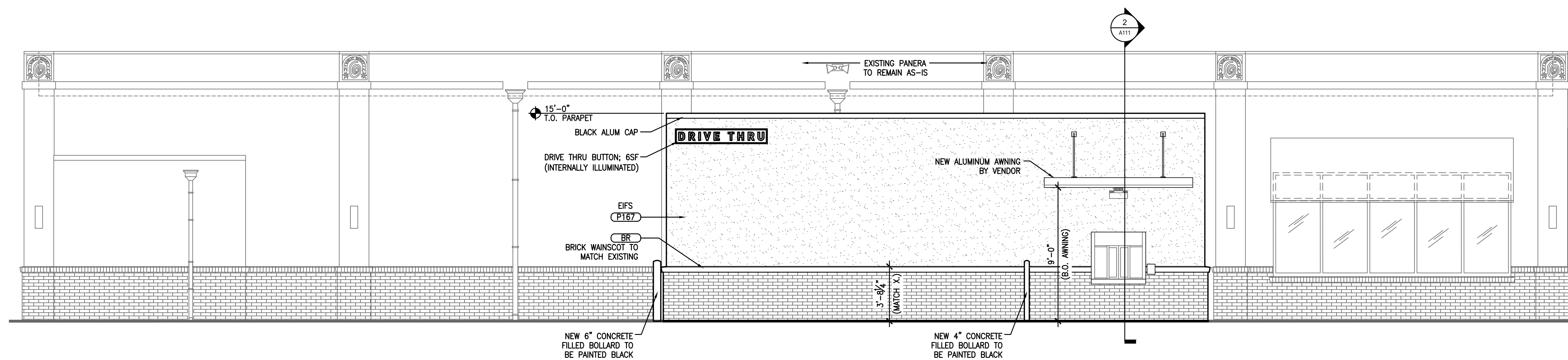
2 REAR (WEST) ELEVATION

1/4" = 1'-0"



3 FRONT (EAST) ELEVATION

1/4" = 1'-0"



1 SIDE (SOUTH) ELEVATION

1/4" = 1'-0"

GREENSBORO PLAN APPROVAL STAMP



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Thursday, December 5, 2019 at 10:00am

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

10:00 – 10:45: 2019-2570 Sketch Plan LeBauer Medical Office Site Improvements

520 N Elam – 1.89 acres

Existing use: medical office

Proposed use: site improvements to existing medical office

Contact: Emily Buehrer, Stimmel Associates

3. Consent Agenda:

4. Business Agenda:

A. 2019-2301 Preliminary Edison Village, Ph. 3 – Revision

435 O’Ferrell Street – 21.6 acres

Existing use: Vacant lots

Proposed use: 2 additional single family lots to Phase 3, single family subdivision

Proposed BUA: 6,000 sq. ft.

Contact: O’Ferrell, LLC; Arnold Sykes; and Borum, Wade and Associates

B. 2019-1752 Temporary Site for Fire Station #7

715 Elwell Avenue (3717 Near Sunnycrest Ave and 715 Elwell Ave) – 5.02 acres

Existing use: existing commercial building

Proposed use: temporary fire station

Contact: City of Greensboro or Civil Designs

C. PLP19-31 Proposed Annexation of 2117-2119 Sprucewood Drive

2117 (part) and 2119 (part) Sprucewood Drive – 0.6 acre

See attachment for zoning and aerial maps

Staff contact: Luke Carter, Senior Planner

5. Discussion Items:

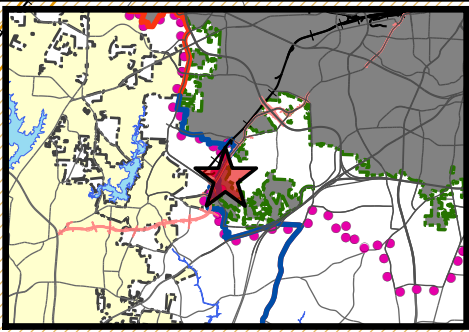
6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



Jamestown ETJ

SCOTLAND OAKS CT

QUEEN ALICE RD

MARION ELSIE DR

W GATE CITY BLVD

SCOTLAND RD

PL(P) 19-31

SWILCAN BRIDGE LN

Proposed Annexation
2117 (Part) & 2119 (Part)
Sprucewood Dr
0.6 Acre

THAYER CIR

SPRUCEWOOD DR

POSTBRIDGE DR

TROON WAY

CARNOUSTIE TR

PITLOCKRY PL

Legend

Buildings

Transportation Projects

Water Sewer Service Area Boundary

Annexation Agreement Lines

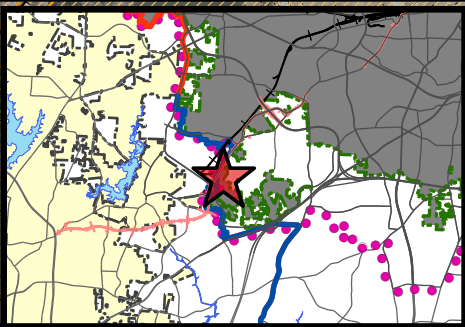
- Burlington
- High Point
- Jamestown
- Kernersville
- Summerfield

Parcels

Greensboro City Limits



1" = 300'



Jamestown ETJ

SCOTLAND OAKS CT

QUEEN ALICE DR

MARION ELSE DR

W GATE CITY BLVD

SCOTLAND RD

SWILCAN BRIDGE LN

PL(P) 19-31

THAYER CR

Proposed Annexation
2117 (Part) & 2119 (Part)
Sprucewood Dr
0.6 Acre

SPRUCEWOOD DR

TROON WAY

POSTERIDGE DR

CARMOUSTIE TR

PITLOCKRY PL

Legend

Transportation Projects

Water Sewer Service Area Boundary
•••••
Annexation Agreement Lines
— Burlington
— High Point
— Jamestown
— Kernersville
— Summerfield
Parcels
□
Greensboro City Limits
■

N
↑
1" = 300'



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, December 12, 2019 at 10:00am
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

3. Consent Agenda:

4. Business Agenda:

A. 2019-2521 Unified Development Plan for United House of Prayer for Bailey Village at New Downtown East

900 E. Market Street – 13.679 acres

Existing use of property: undeveloped

Proposed use of property: multi-use residential/commercial

Contact: United House of Prayer, Bishop S.C. Madison Trustee/Juhann Waller and Associates

See attachment A

B. Type 2 Modification for United House of Prayer Unified Development Plan (2019-2521)

900 E. Market Street – 13.679 acres

Brief description: Modifications to –PSO Plan Manual

Alternate standards and designs may be approved by the Technical Review Committee as a Type 2 Modification (30-4-11)

(C)(2)(a) First Floor Uses:

Uses on the first floor shall be limited to those Retail Trade uses; Business, Professional, & Personal Services uses; Educational & Institutional uses; and Manufacturing and Industrial uses permitted by right, with development standards, or with Special Use Permits in the underlying zoning district.

Staff contact: Andy Lester, Planner

C. Concept Plan for Planned Unit Development (PUD) Zoning

1714, 1716, 1716-YY, 1718, and 1718-YY Sherwood Street – 0.892 acres (with right-of-way dedication, total site is 0.865 acres)

Current zoning: RM-18 (Residential Multifamily-18)

Proposed zoning: CD-PUD (Planned United Development with Conditional District)

Staff contact: Luke Carter, Senior Planner

See attached B



D. 2019-2180 1901 Westridge Road Retail Expansion

1901 Westridge Rd – 20.8 acres

Existing use: Retail

Proposed use: Retail with 6,387 sq. ft. of proposed built upon area (BUA)

Contact: Essa Commercial Real Estate/Borum, Wade and Associates

No conditional approvals

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

Greensboro Planning Website

ATTACHMENT A

FY 2018-19 EXEMPT AND FINAL PLAT COVER SHEET

****NOTE: This Cover Sheet needs to be completely filled out for acceptance of the submittal. (If requested info is not applicable, please so note.)**

Address of Proposed Subdivision: 900 East Street Greensboro, NC		
Name of Plat/Project: Unified Development Plan for Bailey Village at New Downtown East		
Surveyor: JC Waller & Associates, PC	Email: jwaller@jcwaller.com	Phone: 336-697-2637
Property Owner: United House of Prayer Bishop S.C. Madison Trustee	Email: N/A	Phone: N/A
<input type="checkbox"/> Individual or LLC <input checked="" type="checkbox"/> Corporation		
Is this an EXEMPT PLAT <input checked="" type="checkbox"/> or a FINAL PLAT <input type="checkbox"/> ? <input type="checkbox"/> Exempt Plat per GS 47-30 & LDO 30-4-17.2 (Exempt plat review fee, \$190, is payable for plats fitting LDO section.) Please note that all lots must meet zoning ordinance standards such that no nonconforming lots are created, and no presently-nonconforming lots become more nonconforming. <input type="checkbox"/> Final Plat (FY 2018-19 review fee is \$215.)		
The following items apply to FINAL PLATS for which there is Preliminary Plat or Site Plan Approval:		
TRC Tracking Number for Preliminary Plat Approval: N/A Please attach the TRC-Approved Preliminary Plat, marked up to a) Indicate what has already been recorded, with Plat Book/Page information, and b) Indicate the area covered by THIS plat.	Public improvements (roadway, water, sewer, sidewalk, stormwater facilities) are to be bonded OR completed, inspection and accepted for continuous maintenance prior to recordation of Final Plat. Please LIST the bonded items for this plat: <div style="text-align: right;">N/A</div>	
Master Watershed Plan # (if any): N/A	Site drains to the following BMPS (as applicable): N/A	
BMP Type & Description: N/A	Lot Numbers on This Plan: 1	
Open Space/Common Elements Provision		
Total SF Required per Approved Preliminary Plan: N/A	Open Space/Common Elements SF Dedicated to Date: N/A	Open Space/Common Elements SF Dedicated This Plat: N/A
Home Owners Association/Property Owners Association:		
<input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required		
<ul style="list-style-type: none"> When Required, have HOA/POA Documents been recorded 	Recording Information: N/A	
<ul style="list-style-type: none"> Is Annexation of these lots into the HOA/POA required? N/A 		
**If required Documents have not been recorded, or if Annexation of these lots into the HOA/POA is required, staff review of the Documents is necessary. Please allow sufficient time for document review and revision to take place before your desired recordation date, allowing at least 10 working days. The FY 2018-2019 review fee is \$110, due with the Documents.		

PRELIMINARY PLAT-NOT FOR RECORDATION, CONVEYANCES OR SALES

UNIFIED DEVELOPMENT PLAN (UDP) NOTE:
 COMPLIANCE WITH PUD DISTRICT STANDARDS OF LDO SECTION 30-7-7.2 WILL BE REQUIRED. COMPLIANCE WITH ALL OTHER LAND DEVELOPMENT ORDINANCE STANDARDS IS ALSO REQUIRED, INCLUDING BUT NOT LIMITED TO THE FENCE AND WALL STANDARDS OF LDO SECTION 30-9-4; LANDSCAPING IN ACCORDANCE WITH ARTICLE 30-10 OF THE LDO; EASEMENT ENCROACHMENTS IN ACCORDANCE WITH LDO SECTION 30-7-1.6; AND SIGNAGE IN ACCORDANCE WITH LDO SECTION 30-7-7.2 (E) (12) AND ARTICLE 14.0 CERTIFICATION FOR UDP.

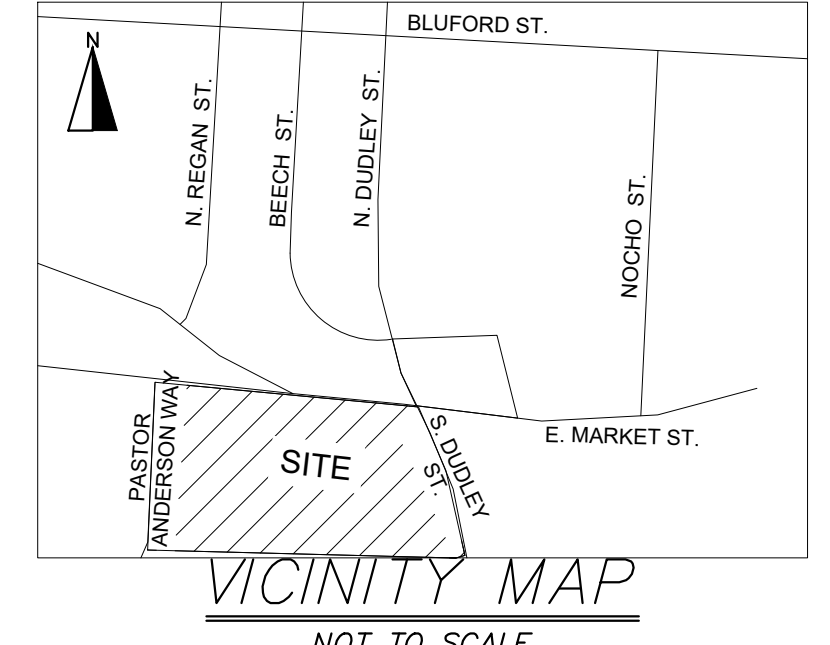
CERTIFICATION FOR UDP
 THIS IS NOT A SUBDIVISION AS DEFINED BY THE CITY OF GREENSBORO SUBDIVISION ORDINANCE.

PLANNING DIRECTOR, CITY OF GREENSBORO DATE _____

Said surveyed property is not located within an area having a Zone Designation AE by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 3710786400J, Panel No. 7864 & 7874 with a date of identification of 6/18/2007, for Community Number 375351, in Guilford County, State of North Carolina, which is the current Flood Insurance Rate Map for the community in which said surveyed property is situated.

A COMMON SIGN PLAN WILL BE REQUIRED FOR THE SUBJECT PROPERTY PRIOR TO OR AT THE TIME OF THE FIRST SIGN PERMIT OF THE DEVELOPMENT. THE COMMON SIGN PLAN SHALL COMPLY WITH LDO SECTION 30-7-7.2E12.0

THE SUBJECT PROPERTY IS LOCATED WITHIN AND SHALL MEET THE STANDARDS OF THE EAST MARKET STREET PEDESTRIAN SCALE OVERLAY AND THE DOWNTOWN BILLBOARD OVERLAY.



ZONING CONDITIONS
 1. USES: Limited to office, retail and commercial uses and a maximum of 250 multi-family dwellings.

UDP NOTES
 1. Landscaping will be provided in accordance with the East Market Street Pedestrian Scale Overlay District.
 2. All setback will be provided in accordance with the East Market Street Pedestrian Scale Overlay District.

OPEN SPACE NOTES
 1. All open space shall comply with section 30-12-8.2 of the LDO.
 2. Residential development portion of the site shall comply with LDO Section 30-2-8.2(b) Table 12-14: Minimum Open Space Requirements.
 3. Commercial development portions of the site shall provide 10% of gross floor area.

NOTES:
 1. This plat is subject to any easements, agreements or rights-of-way of record prior to the date of this plat, which were not visible at the time of my inspection.
 2. This survey is subject to any facts that may be disclosed by a full and accurate title search.
 3. All distances are horizontal ground distances unless otherwise noted.
 4. All bearings are grid bearings unless otherwise noted.
 5. All areas are by coordinate computation.
 6. The sole purpose of this Plat is to establish a Unified Development Plan. Please refer to Deed Book 6332, Page 1551 and Plat 36 Page 27 regarding property boundary or any other information. This Plat was not prepared in accordance with 47-30 as amended since it is for illustrative and notice purposes only, all areas and boundaries shown are approximate. This map shall not be used to convey or define specific property lines or areas.

ZONING DISTRICT STANDARDS

MINIMUM LOT SIZE	6,000 SQ. FT.
MINIMUM LOT DEPTH	100 FT.
MINIMUM LOT WIDTH	60 FT.
MAXIMUM DEVELOPMENT DENSITY	250 UNITS

STREET SETBACKS (PER EAST MARKET STREET PEDESTRIAN SCALE OVERLAY DISTRICT)

MINIMUM STREET SETBACK	1 FT.*
MINIMUM REAR SETBACK	45 FT.
MINIMUM SIDE SETBACK	0/5 FT.**
MINIMUM INTERIOR SETBACK	0/5 FT.**
MAXIMUM BUILDING HEIGHT	55 FT.**

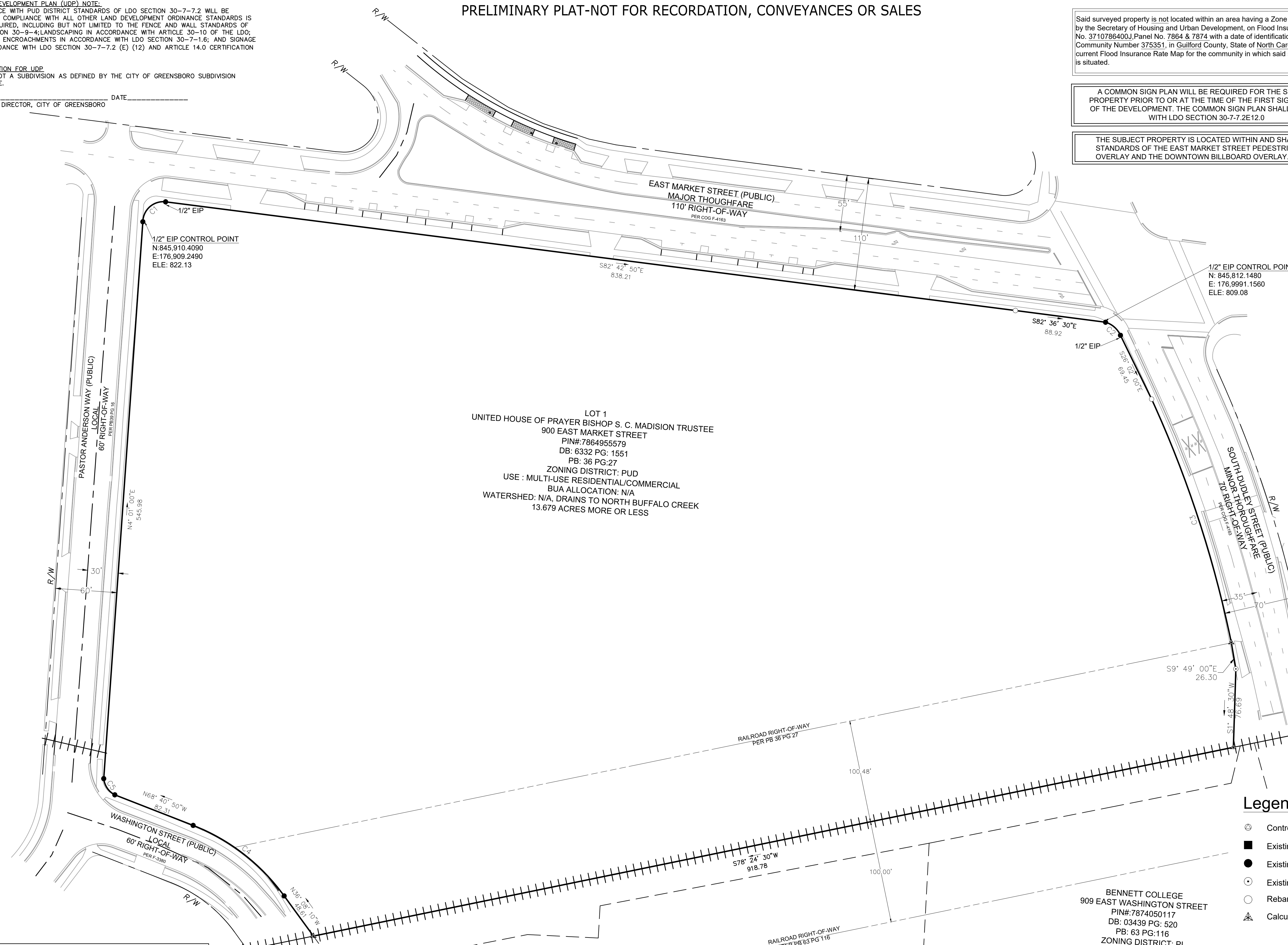
*Where existing buildings along a block face between two intersecting streets establish a uniform building setback line, new buildings shall conform to that established setback.
 **Where buildings are set back from interior property lines, not less than ten (10) feet shall separate buildings on adjacent lots. Where buildings are set back less than five (5) feet from interior property lines, permanent easements over five (5) feet of the adjacent property must be obtained and recorded in the Office of the County Register of Deeds so as to permit maintenance.

Legend

- Control Monument
- Existing Concrete Monument
- Existing Corner (as noted)
- Existing PK Nail/Drill Hole
- Rebar Set
- Calculated Point
- Property Line
- GIS Property Line
- Existing Easement Line
- Road Right of Way Line
- Survey Control Line
- Rail Road Track (not surveyed)

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	33.31	20.01	95.40	N48° 51' 00"E	29.59
C2	20.00	23.35	49.09	S48° 40' 36"E	19.40
C3	250.94	1108.63	12.97	S18° 08' 09"E	250.40
C4	114.13	200.65	32.59	N52° 14' 03"W	112.60
C5	20.00	20.01	57.27	S34° 19' 50"E	19.18

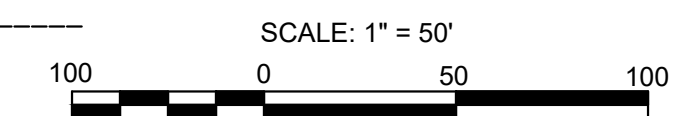


LOT 1
 UNITED HOUSE OF PRAYER BISHOP S. C. MADISON TRUSTEE
 900 EAST MARKET STREET
 PIN#: 7864955579
 DB: 6332 PG: 1551
 PB: 36 PG: 27
 ZONING DISTRICT: PUD
 USE: MULTI-USE RESIDENTIAL/COMMERCIAL
 BUA ALLOCATION: N/A
 WATERSHED: N/A, DRAINS TO NORTH BUFFALO CREEK
 13.679 ACRES MORE OR LESS

BENNETT COLLEGE
 909 EAST WASHINGTON STREET
 PIN#: 7874050117
 DB: 03439 PG: 520
 PB: 63 PG: 116
 ZONING DISTRICT: P1
 USE: INSTITUTIONAL

I BRIAN D. BLALOCK, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DB 6332, PG 1551 AND PB 36 PG 27 AS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS NOT PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

BRIAN D. BLALOCK, PLS DATE _____
 NORTH CAROLINA LICENSE NUMBER L-4517



OFFICE LOCATION

CORPORATE OFFICE:
 7-L DUNDAS CIRCLE
 GREENSBORO, NC 27407
 PH: (336) 697- 2637
 LICENSE NUMBER: C-3934

A MINORITY OWNED ENGINEERING AND SURVEYING FIRM

DATE	REVISION DESCRIPTION
12/6/2019	REVISED PER CITY COMMENTS
*****	*****
*****	*****
*****	*****
*****	*****

DATE: 10/25/19
 SHEET NO: 1 OF 1
 PROJECT NO: 19-024-274
 SURVEYED BY: M. PHELPS
 DRAWN BY: J. WALLER
 CHECKED BY: B. BLALOCK
 SCALE: 1" = 50'

UNIFIED DEVELOPMENT PLAN
 FOR
 BAILEY VILLAGE AT NEW DOWNTOWN EAST
 PREPARED FOR: UNITED HOUSE OF PRAYER FOR ALL PEOPLE
 BISHOP S. C. MADISON TRUSTEE
 TAX PIN: 7864955579

PROPERTY ADDRESS: 900 EAST MARKET STREET GREENSBORO, NC 27401
 MAILING ADDRESS: 1665 NORTH PORTAL DRIVE NW WASHINGTON, DC 20012
 GUILFORD COUNTY-GILMER TOWNSHIP

J Waller & Associates, PC
 SITE DEVELOPMENT - INFRASTRUCTURE- PLANNERS- SURVEYORS



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING

Monday, December 16, 2019 at 10:00am

MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

3. Consent Agenda:

4. Business Agenda:

A. 2019-2304 – Volvo Trucks Parking Expansion

7900 National Service Rd – 25.7 Acres

Existing GFA: 0.0 SF; Proposed GFA: 00 SF

Existing BUA: 14.15 AC; Proposed BUA: 15.94 AC

Jessie Lester with Stimmel Associates

B. 2019-1373 – Publix Greensboro Distribution Center

0 Burlington Rd – 338 Acres

Existing GFA: 0.0 SF; Proposed GFA: 2,657,570 SF

Existing BUA: 0.0 AC; Proposed BUA: 113.96 AC

Jay Matey with Timmons Group

5. Discussion Items:

6. Adjournment

For more information, please contact: [Planning Department \(336\) 373-2144](mailto:Planning@greensboro.org) | [Greensboro Planning Website](http://www.greensboroplanning.com)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Thursday, December 19, 2019 at 10:00am
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.
Fire Department
Parks & Recreation Dept.
Planning Administration
Planning Administration (Development Services Division)
Transportation Dept.
Water Resources (Engineering Division)
Water Resources (Stormwater Division)

2. Sketch Plans:

- 10:00 – 10:45: 2019-2714 Sketch Plan Toledo Apartments**
4209 Cox Place – 0.44 ac
Existing use: undeveloped/vacant
Proposed use: 8-unit apartment building
Contact: Tim Kennerly and Kyrie Henniger, Kennerly Engineering
- 10:45 – 11:30: 2019-2722 Sketch Plan for 2719 E. Market Street**
2719 E. Market Street – 0.10 ac
Existing use: undeveloped/vacant
Proposed use: 35' x 30' 2-story office building
Contact: Paul Brown

3. Consent Agenda:

4. Business Agenda:

- A. 2019-0733 State Employees Credit Union – E. Gate City Blvd**
3216 E. Gate City Blvd – 11.4 ac
Existing use: undeveloped/vacant lot
Proposed use: new bank branch
Proposed GFA: 8,399 sq. ft., Proposed BUA: 72,091 sq. ft.
Contact: Summit Design and Engineering Services

Conditional Approvals

Transportation: (1) Remove sidewalk and sidewalk notes; (2) Add note regarding sidewalk and NCDOT; (3) Remove sidewalk detail; (4) Adjust pavement markings for drive-thru.

Utilities/Sewer: Revisions emailed to reviewer



B. 2019-2412 Two-hundred (200) Willowlake Rd Subdivision

200 Willowlake Rd – 24.1 ac

Existing use: undeveloped/vacant lot

Proposed use: 2 lot subdivision

Existing GFA: 6,050 sq. ft., Existing BUA: 2.05 acres

Contact: Anthony Lester, Evans Engineering

Conditional Approvals

Stormwater Conveyance: *Drainage Maintenance and Utility Easement must be labeled/shown for final TRC approval. See comment on e-plan*

Transportation: *Include development note on final plans submitted for TRC approval*

Watershed Protection-Stormwater: *Review comments on sheet 1 and 2 on most recent version of e-plan*

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Friday, December 20, 2019 at 10:00am
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

3. Consent Agenda:

4. Business Agenda:

A. 2019-2402 White Street Renewables Solar Farm Greensboro Landfill Site

804 Nealtown Road – 22.8 acres

Existing use: Landfill

Proposed use: Solar Utility – accessory use to City Landfill

Proposed BUA: 1.87 acres

Contact: ReNew Petra Construction, LLC/City of Greensboro

Conditional Approvals:

Watershed Protection-Stormwater:

See e-plan for comments regarding calculation modifications, etc.

Zoning-TRC:

1. Please address 2 comments/notes on the uploaded version 2 plan. I will check for the update on the final paper TRC plans submitted for approval; 2. The parcels must be recombined within 30 days of receiving conditional approval from the TRC; 3. The existing right-of-ways within the subject area need to be eliminated via a "withdrawal from dedication" recordation with the Register of Deeds.

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)



***** AGENDA *****

TECHNICAL REVIEW COMMITTEE MEETING
Monday, December 23, 2019 at 10:00am
MMOB, Development Services Conference Room, 300 W. Washington Street

1. Call to Order

Members:

Engineering & Inspections Dept.

Fire Department

Parks & Recreation Dept.

Planning Administration

Planning Administration (Development Services Division)

Transportation Dept.

Water Resources (Engineering Division)

Water Resources (Stormwater Division)

2. Sketch Plans:

3. Consent Agenda:

4. Business Agenda:

A. 2019-1480 Keystone at Horse Pen Creek

*2737, 2743, 2745, 2749, 2751, 2753, 2755, 2757, 2759, 2763, and 2767 Horse Pen
Creek Rd – 22.2 ac*

Existing use: undeveloped land

Proposed use: 380-unit apartments

Proposed GFA: 2,468 sq. ft., Proposed BUA: 10.3 acres

Contact: Mike Venable, CPT Engineering

5. Discussion Items:

6. Adjournment

For more information, please contact:

Planning Department

(336) 373-2144

[Greensboro Planning Website](#)